

City of Excelsior
Hennepin County, Minnesota
Minutes
Planning Commission
Monday, March 28, 2022

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Black, Harrison, Holste, Noll, Wallace

Noll and Black were both travelling, and attended remotely from publicly accessible locations:
5015 Hinkleville Rd., Paducah, KY and 3426 Hancock Bridge Pkwy, N. Fort Myers, FL.

Commissioners Absent: None

Also Present: Community Development Director Mullin, Asst City Manager Staunton

3. APPROVAL OF MINUTES

- a) Planning Commission Meeting of February 28, 2022.
Harrison moved to approve the Minutes. Holste seconded. Motion approved 5/0.

4. PUBLIC HEARINGS

a) 162 West Lake Street – Residential Review Permit and Variance Applications (PC No. 22-02)

Harrison moved to continue the Application to the April 11, 2022, Planning Commission meeting for plan revisions related to: impervious surface calculations (clarify 500 sf bonus provision and areas marked “aggregate” on the survey) and the variance requests. Holste seconded. Motion approved 5/0.

b) 44 1st Street – Variance Application (PC No. 22-04)

Holste moved to recommend approval of the Variance application and added to the findings identified by staff: the small lot size and the soil limitations on the site. Black seconded. Motion approved 5/0.

c) 289 Water Street Conditional Use Permit for Parking Impact Fee (PC No. 22-05) – Continued to April 11, 2022, Planning Commission meeting.

d) 631 Mill Street – Residential Review Permit (PC No. 21-30) – Continued to April 11, 2022, Planning Commission meeting

5. DISCUSSION ITEMS

a) 10 Water Sketch Plan Review

Commissioners provided feedback to the applicant. Staff will forward to the City Council.

b) 300 Water Street – Sketch Plan Review

Commissioners provided feedback to the applicant. Staff will forward to the City Council.

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting – April 4, 2022

b) Next Planning Commission Meeting – April 11, and April 25, 2022

c) Residential Review Permit Administrative Approval

a. 44 1st Street – addition of second garage stall

d) Proposed Zoning Amendments for Public Hearing and PC consideration at April 11, 2022, Planning Commission meeting:

a. Article 2. Amend the definition of “clinic” and “office business (clinical)”.

b. Article 17. Delete the building height measurement method therein.

c. Article 24. Amend the maximum size of monument signs and permit some signs as Interim

Uses.

- d. Article 50. Amend maximum height limits in the Commercial Districts.

7. MISCELLANEOUS

- a) Recent City Council Actions

8. ADJOURNMENT

Motion to adjourn by Holste and seconded by Harrison. Approved 5/0.
Meeting adjourned at 9:00 pm.

Respectfully submitted,
Julia Mullin, Community Development Director